

Construction Excellence Program Features

May 24,2000

Planning Phase:

- Select delivery system appropriate for the project.
- Identify the funding amount and schedule required for the project and delivery system selected.
- Define project scope with the client.
- Prepare initial “Occupancy Agreement” reflecting the project goals, requirements etc. and document the last date for no cost design changes by the agency.
- Prepare “Project Management Plan” with schedule and budget requirements.

Design Phase:

- Manage the design to ensure the project remains within the established budget.
- Simplify design utilizing performance requirements for such items as curtainwalls.
- Select the web based project management system.
- Utilize the “Consolidated Professional Services” contracts for programming space planning, constructability, building code compliance, accessibility reviews, estimating etc.
- Utilize construction expertise for constructability reviews and budget control.
- Prepare separate independent estimates to compare with the A/E estimates to ensure the design stays within the budget at approximately the 30, 60 and 95 percent stages of design.
- Provide design briefing at each design submission to the customer agency to ensure their understanding of the design.
- Update the “Occupancy Agreement” to reflect revisions to the original agreement and new decisions.

Construction Phase:

- Manage the construction to ensure the project remains within the established budget.
- Utilize past performance system in selection of the construction contractor.
- Conduct “Partnering Session” with the construction, design, customer and GSA personnel.
- Process “Requests for Information” and answer contractor inquiries in a timely manner utilizing web based project management.
- Process contractor payments in a timely manner.
- Perform informal monthly evaluations of A/E, CM and construction contractor.
- Perform “Construction Peer Review “ at approximately ten percent completion for all large or special projects. Large capital projects not subject to “Peer Review” will have a review performed by a panel of GSA personnel at approximately ten percent completion.
- Utilize “Partnering” and “Alternate Dispute Resolution” to resolve disputes.
- Perform “walk through “ inspections with the customer agency on a regular basis to ensure they understand the space being provided and status of the work.

- Prepare construction contractor “Performance Evaluations” at the intervals required during construction.
- Perform ninety- percent review of the construction project to evaluate the success of the project and prepare “Lessons Learned “ on the project.
- Prepare final “Performance Evaluation” of the construction contractor.

Other Features:

- Recognition award program for Construction Excellence by construction contractors.
- GSA involvement with the Construction Industry Institute and other groups performing research into better ways to deliver construction projects.
- GSA training program and support for project manager certification.
- Utilize “Owner Controlled Insurance Programs” on major projects to save funds.
- Maintain “Partnering” relationships with the Association of General Contractors, American Institute of Architects, Project Management Institute. Construction Management Association of America and other organizations involved in building construction.